

SCALE 1" = 200'

112.67 ACRES
ROBERT D. TIPS, et al
VOLUME 5413, PAGE 2020, B.C.D.P.R.

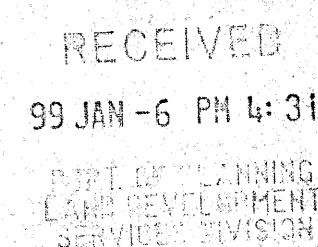
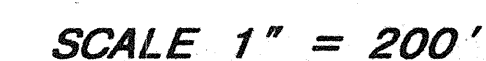


DEVELOPER
CORNER OF THE MARKET PARTNERSHIP I
12255 WEST AVENUE SUITE 5
SAN ANTONIO, TEXAS 78216
(210) 342-5214

PLAN HAS BEEN ACCEPTED BY
COSA [Signature]
JAN 29 1999 624
(date) (number)
If no plats are filed, plan will
expire on July 29, 2000
1st plat filed on _____

RECEIVED
99 FEB 12 PM 4:10

No.	Date	REVISIONS	App.
BROWN ENGINEERING CO.			
ENGINEERING CONSULTANTS 1000 CENTRAL PARKWAY N. 6-100 SAN ANTONIO, TEXAS 78202 PHONE (210) 484-5511			
JAN 29 1999 624 DATE: 10/20/99			
APPROVED (PREVIOUS)			
P.O.A.D.P.			
MARSHALL RANCH COMMERCIAL/RESIDENTIAL			
SHEKNER AND ASSOCIATES			
SHEET NO. 1			



Disapproved

DEVELOPER:
CORNER OF THE MARKET, PARTNERSHIP I
12255 WEST AVENUE, SUITE 5
SAN ANTONIO, TEXAS 78216
(210) 342-5214

[illegible]

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: December 20, 1999 Name of POADP: Marshall Ranch Commercial
 Owners: Corner of the Market Partnership I Consulting Firm: Brown Engineering Company
 Address: 12255 West Avenue, Suite 5 Address: 1000 Central Parkway North, Suite 100
San Antonio, Texas 78216 San Antonio, Texas 78232
 Phone: (210)342-5214 Phone: (210)494-5511
 Existing zoning: Not Applicable Proposed zoning: Not Applicable

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
 Projected # of Phases: 1 ☒ Yes ☐ No
 San Antonio City Limits? ☐ Yes ☒ No
 Council District: Not Applicable
 Ferguson map grid 483. E-2 and F-2

Land area being platted:	Lots	Acres
Single Family (SF)	<u> </u>	<u> </u>
Multi-family (MF)	<u> </u>	<u> </u>
Commercial and non-residential	<u>1</u>	<u>55.5</u>

Is there a previous POADP for this Site? Name Marshall Ranch Commercial/Residential No. 624 (Revision)
 Is there a corresponding PUD for this site? Name Not Applicable No. N/A
 Plats associated with this POADP or site? Name Marshall Place Subdivision (unrecorded) No. 980198
 Name Marshall Ranch Subdivision No. 990042
 Name No.

Contact Person and authorized representative:

Print Name: Mark S. Brown, P.E. Signature: Mark S. Brown
 Date: December 20, 1999 Phone: (210)494-5511 Fax: (210)494-5519

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Mark S. Brown, P.E.

Signature: Mark S. Brown

If you have any questions please call Elizabeth Carol at 207-7900

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND OR WHITE PAPER

14015 San Pedro Avenue
San Antonio, Texas 78232-4337FROST NATIONAL BANK
SAN ANTONIO, TEXAS 78209

88-9/1140

6410

Memo: FILING FEE

6410 Dec 20, 1999 *****\$257.50
CHECK NO. DATE AMOUNTPAY
TO THE
ORDER
OF: Two Hundred Fifty-Seven and 50/100 Dollars
CITY OF SAN ANTONIO⑈006410⑈ ⑆1114000093⑆ ⑈61 01140988⑈
⑈ SECURITY FEATURES INCLUDED. DETAILS ON BACK. ⑈

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: November 3, 1998 Name of POADP: Marshall Ranch Commercial/Residential
 Owners: Corner of the Market Partnership I Consulting Firm: Brown Engineering Company
 Address: 12255 West Avenue, Suite 5 Address: 1000 Central Parkway North, Suite 100
San Antonio, Texas 78216 San Antonio, Texas 78232
 Phone: (210)342-5214 Phone: (210)494-5511
 Existing zoning: Not Applicable Proposed zoning: Not Applicable

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
 Projected # of Phases: 2 ☒ Yes ☐ No
 San Antonio City Limits? ☐ Yes ☒ No
 Council District: Not Applicable
 Ferguson map grid 483, E-2 and F-2

Land area being platted:	Lots	Acres
Single Family (SF)	<u>11</u>	<u>55.5</u>
Multi-family (MF)	<u> </u>	<u> </u>
Commercial and non-residential	<u>1</u>	<u>22</u>

Is there a previous POADP for this Site? Name Not Applicable No.
 Is there a corresponding PUD for this site? Name Not Applicable No.
 Plats associated with this POADP or site? Name Marshall Place Subdivision No. 980198
 Name No.
 Name No.

Contact Person and authorized representative:

Print Name: Mark S. Brown, P.E. Signature:
 Date: November 3, 1998 Phone: (210)494-5511 Fax: (210)494-5519

RECEIVED
 98 DEC -2 PM12:14
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
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- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Mark S. Brown, P.E. Signature: _____

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

January 29, 1999

Mark S. Brown
Brown Engineering Company
1000 Central Parkway North, Suite 100
San Antonio, TX 78232

Re: Marshall Ranch

POADP # 624

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed Marshall Ranch Subdivision Preliminary Overall Area Development Plan # 624. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emil R. Moncivais', with a stylized flourish at the end.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Texas Department

Dec 3 '98 11:41 P.01		Date 12/3/98 # of pages 1
Post-it Fax Note 7671		
To Elizabeth Carol	From Jesse Hays	
Co./Dept. CSA Planning	Co. TX DOT	
Phone #	Phone # 615 5860	
Fax # 207 4441	Fax #	

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

December 3, 1999

P.O.A.D.P. REVIEW

Marshall Ranch Commercial/Residential
Located on US 281 North @ Marshall Road

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

Require 150' right of way dedication for US 281 expansion.

Access Limits/Restrictions

The property fronting US 281 will be eligible for a maximum combined total of three (3) access points, which includes Marshall Road. Locations of access points to US 281 from this property will be as directed by "Regulations For Access Driveways to State Highways."

WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1354560

AMT ENCLOSED _____

50-04-5573
CORNER OF THE MARKET PARTNERSH
12255 WEST AVENUE NO. 5
S.A. TX. 78216

AMOUNT DUE 370.00
INVOICE DATE 12/15/1998
DUE DATE 12/15/1998

PHONE: 000 - 0000

MARSHALL RANCH
POADP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 12/15/1998 INVOICE 1354560 ACCOUNT 50-04-5573 DUE DATE 12/15/1998 OFFICE HOURS 7:45 - 4:30

LINE INDEX REF DESCRIPTION AMOUNT
1 012542-001 PLAN REVIEW FEES 370.00

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 12/14/1998 CK# 3 MARSHALL RANCH
END 12/14/1998

PREVIOUS BAL 0.00 CURRENT CHARGES 370.00 NEW BALANCE 370.00 TOTAL AMT DUE 370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

BROWN ENGINEERING CO.

Engineering Consultants
 1000 Central Parkway N., Suite 100
 San Antonio, Texas 78232
 Phone (210) 494-5511

RECEIVED

MAY 19 AM 10:30

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO: City Planning Dept.
 114 W. Commerce
 4th Floor

ATTN: Jay

JOB #: 344-001-00

DATE: December 21, 1999

RE: Marshall Ranch Commercial/

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☐ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Fee Check for \$257.50 for P.O.A.D.P. Review (Revision)
6	P.O.A.D.P.
1	Application for a P.O.A.D.P.
1	8-1/2 x 11 Reduction of P.O.A.D.P.

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ _____

REMARKS:

1) Please note that the Traffic Impact Analysis and Fee check were sent to CSAPW.

2) The tree preservation ordinance will be addressed prior to P.O.A.D.P. approval.

COPY TO: _____

SIGNED: Denise Spain

BROWN ENGINEERING COMPANY

1000 Central Parkway N., Suite 100, San Antonio, Texas 78232

FAX COVER LETTERTO: Elizabeth CarolDATE: 1/22/99FIRM: City PlanningFROM: Christi L. Tanner, EITPHONE: 207-7900PHONE: (210) 494-5511FAX #: 207-4441FAX #: (210) 494-5519

CC: _____

JOB #: 128-012-00SUBJECT: Marshall Ranch Comm/Res. P.O.A.O.P.TOTAL PAGES (Including cover letter): 2

ORIGINALS WILL/WILL NOT FOLLOW BY: _____

COMMENTS:

Here is that letter.Keep in Touch.& all do the same.Have a nice weekend.Thx.Christi

Unless otherwise noted, the information contained in this facsimile is confidential. It is intended for the use of the individual or organization noted above. If you are not the intended recipient or the person responsible for delivering this message to the recipient, please note that any distribution or photocopying of the information is strictly prohibited. If you have received this facsimile in error, please telephone the sender immediately at 210-494-5511. Thank you.

NECKNER & ASSOCIATES, INC. 12255 WEST AVE., SUITE 5 □ SAN ANTONIO, TEXAS 78216 □ (210) 342-5214
COMMERCIAL AND INVESTMENT REAL ESTATE

January 19, 1999

Mr. Bob Opitz, P.E.
City Engineer
City of San Antonio Public Works
114 W. Commerce, 7th Floor
San Antonio, Texas 78208

Fax # 207-2271
Reference: Marshall Ranch POADP

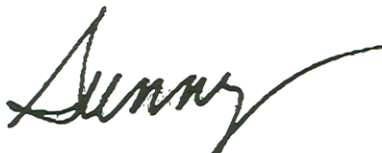
Dear Bob,

We are not in a position to set back our development to accommodate a future Texas Department of Transportation project. In addition, we cannot delay the project in any way since the development schedule is in motion and we have time commitments that have to be met.

Please release the POADP and any other development document that is currently being held up due to the Texas Department of Transportation.

It's been a long time since I ran across your trail, wish you well in your new position.

Sincerely,



W.R. Sneckner, Jr.
Managing Partner, Corner of the Market Partnership I



BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

TO: City Planning Dept.
114 W. Commerce
4th Floor

ATTN: Elizabeth C.

JOB #: 128-012-00

DATE: January 6, 1999

RE: Marshall Ranch Commercial/
Residential

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☒ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
6	P.O.A.D.P. (Revised with added Note)

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ _____

REMARKS:

RECEIVED
99 JAN -6 PM 4:31
CITY PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

COPY TO: _____

SIGNED: Christi L. Tanner, E.I.T. _____

BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

TO: City Planning Dept.
114 W. Commerce
4th Floor

ATTN: Elizabeth C.

JOB #: 128-012-00

DATE: December 2, 1998

RE: Marshall Ranch Commercial/
Residential

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☐ 1 HR. DELIVERY

☒ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Fee Check for \$370.00 for P.O.A.D.P. Review
6	P.O.A.D.P.
1	Application for a P.O.A.D.P.

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐

REMARKS:

- 1) Please note that the Traffic Impact Analysis and Fee check were sent to CSAPW.
- 2) The tree preservation ordinance will be addressed prior to P.O.A.D.P. approval.
- 3) A copy of the P.O.A.D.P. has been sent to TxDOT.

COPY TO: _____

SIGNED: Christi Tanner, E.I.T.

RECEIVED
DEC - 2 PM 12:14
BETTY OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

TO: Elizabeth Carol
City Planning
114 W. Commerce 4th Floor

DATE	2/12/99	JOB NO	128-012-00
ATTENTION			
RE: Marshall Ranch Commercial/ Residential Subdivision P.O.A.D.P.			

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		3	P.O.A.D.P.'s (blue lines)

RECEIVED
99 FEB 12 PM 4:10
PLANNING DIVISION

THESE ARE TRANSMITTED as checked below:

- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US.

REMARKS

Thx°. Call if you need anything else!
Have a great weekend!

COPY TO _____

SIGNED Christi L. Tanner, EIT

Marshall Ranch

- turnaround in property
- Slope note
- drainage
- pending TXDOT comments
- TIA.

Called
12-16-98
Christi

* needs 8 1/2 x 11 map

Marshall Road.

- Disapproval from TXDOT

- TXDOT has asked Brown to modify their POADP.